



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

DECEMBER 4, 2003

PRESENT: Fruit, Kennett, Pyle, Martin

ABSENT: None

LATE: None

STAFF: Senior Planner (SP) Linder

REGULAR MEETING

Chair Martin called the meeting to order at 7:00 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chair Martin opened/closed the public hearing.

MINUTES:

NOVEMBER 20,
2003

BOARD MEMBERS KENNETT/FRUIT MOTIONED TO APPROVE THE NOVEMBER 20, 2003 MINUTES AS WRITTEN. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: FRUIT, KENNETT, MARTIN

NOES: NONE

ABSTAIN: PYLE

ABSENT: NONE

SUBCOMMITTEE ACTIONS:

1. W. Main Ave.-The First Baptist Church
2. Monterey Rd.-M & H Tavern
3. Hale Ave. – Capriano/DUC
4. Llagas Rd.-Shadow Mt. Baptist Church

THE BOARD DID NOT HAVE ANY COMMENTS ON THE SUBCOMMITTEE ACTIONS.

CONSENT CALENDAR:

CHAIRMAN MARTIN STEPPED DOWN FOR THE NEXT ITEM, ITEM NO. 5

5. **REVIEW, SR-03-23: COCHRANE-COYOTE ESTATES:** A request for approval of landscape plans for common areas along the west side of Peet Rd. within the Coyote Estates subdivision located on the north side of Cochrane Rd. at the Peet Rd. and Cochrane Rd. intersection. Also requested is the approval of the wall proposed along Peet Rd. within the project boundary.

BOARD MEMBERS PYLE/KENNETT MOTIONED TO APPROVE SR-03-23: COCHRANE –COYOTE ESTATES. THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: MARTIN

OLD BUSINESS:

6. **SITE REVIEW, SR-03-19: VINEYARD-SPIRIT ROAD OILS:** A request to approve site and landscape plans on a 52,272 sq. ft. site with an existing 6,000 sq. ft. building in the General Industrial (MG) Zoning district. The site is located at the southeast corner of Mast Ave. and Vineyard Blvd.

BOARD MEMBERS PYLE/FRUIT MOTIONED TO APPROVE RESOLUTION 03-022 WITH THE FOLLOWING ADDED CONDITIONS:

1. Trees interior to the site shall be changed to an evergreen variety.
2. The fence along the eastern boundary of the site shall be relocated to the property line.
3. Insert groupings of Xylosma in-between the groupings of Dietes.
4. Substitute the Ficus Pumila for a better climber such as a Trumpet vine or Boston ivy.

5. Any questions/differences that arise during the plan check process shall be reviewed by a subcommittee of the Board.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, PYLE, MARTIN
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

BOARD MEMBER KENNETT STEPPED DOWN FOR THE NEXT TWO AGENDA ITEMS (ITEMS NO. 7 & 8)

7. **SITE REVIEW, SR-03-19: DEWITT-MARRAD GROUP:** A request for site, landscape and architectural plan approval for the construction of a 4-lot single family residential subdivision on a two-acre site located on the west side of DeWitt Avenue approximately 700 feet south of the DeWitt Avenue intersection with W. Dunne Avenue. The project is within a 9.45-acre RPD.

BOARD MEMBERS MARTIN/MARRAD MOTIONED TO CONTINUE THE APPLICATION TO THE JANUARY 15 MEETING.

AYES: FRUIT, PYLE, MARTIN
NOES: NONE
ABSTAIN: NONE
ABSENT: KENNETT

8. **SITE REVIEW, SR-02-20: DEWITT-MARQUEZ/GLUHAICH:** A request for site, landscape and architectural plan approval for the construction of a 5-lot single family residential subdivision on a two-acre site located on the west side of DeWitt Avenue approximately 700 feet south of the DeWitt Avenue intersection with W. Dunne Avenue. The project is within a 9.45-acre RPD.

BOARD MEMBERS PYLE /FRUIT MOTIONED TO CONTINUE THE APPLICATION TO THE JANUARY 15 MEETING.

AYES: FRUIT, PYLE, MARTIN
NOES: NONE
ABSTAIN: NONE
ABSENT: KENNETT

9. **SITE REVIEW AMENDMENT, SRA-94-01: WALNUT GROVE – SHELL OIL:** A request to alter the exterior of the existing shell gas station, mini-mart, and canopy located at 810 E. Dunne Ave. in the Lawrence Oaks Shopping Center in the CG, General Commercial zoning district.

BOARD MEMBERS FRUIT/PYLE MOTIONED TO CONTINUE APPLICATION SRA 94-01: WALNUT GROVE-SHELL OIL, TO THE JANUARY 15 MEETING TO ALLOW THE APPLICANT TO REVISE THE PROPOSED PAINT PALETTE AND OVERALL IMPROVEMENT SCHEME TO BE CONSISTENT WITH THE EXISTING DESIGN OF THE GAS STATION. THE BOARD ALSO SUGGESTED THAT OTHER UPGRADES OF THE STATION SHOULD ALSO BE CONSIDERED SUCH AS OVERALL MAINTENANCE, EXTERIOR MERCHANDIZING AND NON-OPERATING EQUIPMENT. THE BOARD REQUESTED THAT PROPOSED UPGRADE BE CONSISTENT WITH THE STATION'S LOCATIONS WITHIN THE GATEWAY AREA.

BOARD MEMBERS PYLE /FRUIT MOTIONED TO CONTINUE THE APPLICATION TO THE JANUARY 15 MEETING.

**AYES: KENNETT, FRUIT, PYLE, MARTIN
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE**

NEW BUSINESS:

10. **SITE REVIEW, SR-03-15: E. DUNNE-CITY OF MORGAN HILL JACKSON OAKS BOOSTER STATION:** A request to approve site, architecture, and landscape plans for the construction of an approximately 756 sq. ft. pump house structure on a 38-acre lot. The proposed structure will be located in the Open Space zoning district on E. Dunne Ave. approximately 950 ft. east of Jackson Oaks Dr. A mitigated negative declaration is proposed for the project.

BOARD MEMBERS FRUIT/PYLE MOTIONED TO CONTINUE THE APPLICATION TO THE JANUARY 15 MEETING TO ALLOW THE APPLICANT TO DISCUSS VISUAL IMPACT TO THE ADJACENT PROPERTY OWNER AND CONSIDER MOVING THE PROPOSED PUMP HOUSE AS FAR AWAY FROM THE ADJACENT HOME AS POSSIBLE. ADDITIONAL LANDSCAPING SHOULD ALSO BE PROVIDED BETWEEN THE PROPOSED PUMP HOUSE AND THE ADJACENT HOME.

**AYES: FRUIT, PYLE, MARTIN, KENNETT
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE**

ANNOUNCEMENTS: Meetings to be held in City Council Chambers starting January 15.

ADJOURNMENT: Chair Martin adjourned the meeting at 9:25 p.m.

MINUTES PREPARED BY:

TERRY LINDER
Meeting Coordinator

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